Karen Johnson Davidson County
Batch# 1024192 DEEDWARR
07/10/2023 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20230710-0052474

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2023.**

**Notary Public**

**MY COMMISSION EXPIRES:** 10/2/2023

**(AFFIX SEAL)**

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Pkwy W, Ste 100**
**Smyrna, TN 37167**

**04-NSH23-05835**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Michael Andrew Trigo<br>3309 Quail View Drive<br>Nashville, TN 37214 | New Owner | 108 12 0A 054.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Menjivar and Crisia Reyes**, **Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Andrew Trigo**, **a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee and being Lot 44, Unit 18 on the Plan of the Revision of Lots 38-45 and 80 Quail Valley, Section Four, Phase VII on the Condominium site plan of record in Plat Book 5200, Pages 522 and 523, as revised in Book 6900, Page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot. Said lot was removed from the provisions of said Plat in Book 6900, Page 815, but reinstated by resolution of record in Book 11401, Page 410, and by Quitclaim Deed in Book 11401, Page 420, said Register's Office. Subject to the Master Deed according to the Tennessee Horizontal Property Act as set out in Section 64-2701, et-sec, of the Tennessee code annotated establishing Quail Valley Section 4, Phase 7, of record in Book 6058, Page 828, said Register's Office.

Being the same property conveyed to David Menjivar and Crisia Reyes, husband and wife, by Warranty Deed from Darwin L. Anderton and Michelle A. Anderton, husband and wife, of record in Instrument No. 20230106-0001379, in the Register's Office for Davidson County, Tennessee, dated January 5, 2023 and recorded on January 6, 2023.

Being the same property conveyed to Darwin L. Anderton and Michelle A. Anderton, husband and wife, by Special Warranty Deed from Donald R. Moore and Brenda P. Moore, husband and wife, of record in Instrument No. 20151022-0107719, in the Register's Office for Davidson County, Tennessee, dated October 13, 2015 and recorded on October 22, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3309 Quail View Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of June, 2023

David Menjivar

Crisia Reyes

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Menjivar and Crisia Reyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 30th day of June, 2023

Robin Zaleski
Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**TRUE COPY CERTIFICATION**

**I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on** 6/30/2023.

**D. Shayne Adair**

7/3/2023

**Date**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Sworn to and subscribed before me this** 3 **day of** July **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Notary Public**
**My Commission Expires: 03/07/2026**